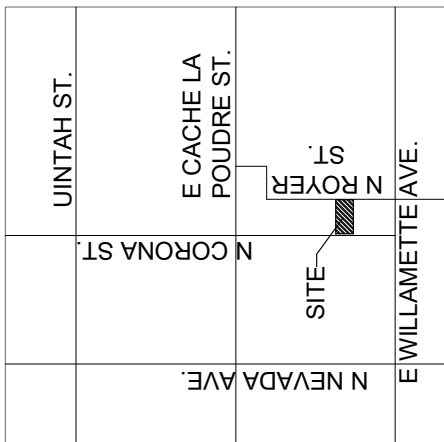
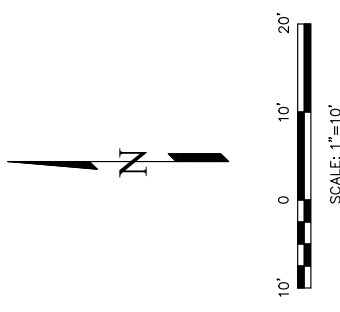


629 N CORONA STREET COLORADO SPRINGS

JANUARY 2019

SHEET INDEX	
1. SITE PLAN	1 OF 9
2. PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN	2 OF 9
3. PRELIMINARY GRADING PLAN	3 OF 9
4. FLOOR PLAN: OVERALL	4 OF 9
5. FLOOR PLAN: MAIN LEVEL	5 OF 9
6. FLOOR PLAN: 2ND FLOOR	6 OF 9
7. FLOOR PLAN: 3RD FLOOR	7 OF 9
8. ELEVATIONS	8 OF 9
9. ELEVATIONS	9 OF 9
L1.1. LANDSCAPE PLAN - COVER	1 OF 4
L1.2. LANDSCAPE PLAN - PLAN	2 OF 4
L1.3. LANDSCAPE PLAN - NOTES	3 OF 4
L1.4. LANDSCAPE PLAN - PLANTING DETAILS	4 OF 4

GRADING LEGEND	
EX WOOD FENCE	---
EX X-LINK FENCE	---
EX EASEMENT	---
PROPERTY LINE	---
EX SETBACK	---
EX CONCRETE	---
EX WALL	---
EX CURB & GUTTER	---
RECORDED DISTANCE PER PLAT	---
PROPOSED 5' CEDAR RAIL FENCE	---
PROPOSED CURB & GUTTER	---



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOT 20 BLK 231 R C BRISTOL SUB OF PART OF BLKS 229, 231 ADD 1, TOG WITH N 3.0 FT OF LOTS 1, 2 CORONA PARK SUB (PLAT BOOK 263, PAGE 48)

PROJECT NOTES

- PARKING CALCULATIONS PER CITY ZONING CODE: 7.4.203
- (2) 3 BEDROOM UNITS X 2 PARKING SPACES = 4 SPACES REQUIRED
- (2) 2 BEDROOM UNITS X 1.7 PARKING SPACES = 3.4 PARKING SPACES
- TOTAL PARKING SPACES REQUIRED = 7.4 = 7
- PARKING SPACES PROVIDED
- (2) 3 BEDROOM UNITS W/ 2 CAR GARAGE EA. = 4 SPACES PROVIDED
- (2) 2 BEDROOM UNITS W/ 1 CAR GARAGE EA = 2 SPACES PROVIDED
- (1) PARKING SPACE PROVIDED ON STREET AT EA. ENC = 2 SPACES PROVIDED
- TOTAL PARKING PROVIDED = 8 SPACES PROVIDED

OWNER: ET INVESTMENTS GROUP LLC
629 N CORONA STREET
COLORADO SPRINGS, CO 80905
(719) 229-7583

SITE AREA: 8,011 SF (0.18 AC)
ADDRESS: 629 N CORONA STREET
COLORADO SPRINGS, CO 80905
TSN: 64074-11-027
EXISTING SITE ZONING: PUD R4
PROPOSED ZONING: R4
PROPOSED SETBACKS: FRONT: 20'
SIDE: 5' REAR: 25'

BUILDING HEIGHT: 34'-9 15/16" (MAX 35')
MAX LOT COVERAGE: 35% (ADMIN RELIEF: 15%)
LOT COVERAGE: 3,216 SF (40%)

PROPOSED USE: 4-PLEX APARTMENTS

AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 0604100729R EFFECTIVE DATE MARCH 17, 1997. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN.

THE SCHEDULE FOR CONSTRUCTION OF THE PROPOSED BUILDING WILL PROCEED IMMEDIATELY AFTER ALL GOVERNMENTAL APPROVALS ARE OBTAINED. CONSTRUCTION WILL LAST APPROXIMATELY 6 MONTHS.

CONTOURS FOR THIS DOCUMENT ARE 1.0' INTERVALS. SITE DRAINS TO MONUMENT CREEK AND IS WITHIN THE SHOOKS RUN DRAINAGE BASIN

NOTE: ALL EXISTING CURB, GUTTER AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG N. CORONA ST. AND ROYER ST. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTION CAN BE REACHED AT 719-365-5977.

NOTE: THERE IS A WAIVER OF REPLAT APPLICATION FILED WITH THIS SUBMITTAL.

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>NO.</td><td>DESCRIPTION</td><td>DATE</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	DATE																<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES. TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<p>PREPARED FOR: ET INVESTMENTS GROUP LLC ATTN: 629 N CORONA STREET COLORADO SPRINGS, CO 80905 (719) 229-7583</p>	<p>DESIGNED BY LD DRAWN BY JF CHECKED BY LD H-SCALE AS SHOWN V-SCALE N/A</p>	<p>SITE PLAN DEVELOPMENT PLAN</p>	<p>629 N CORONA STREET</p>
NO.	DESCRIPTION	DATE																					
<p>ETerra Nova Engineering, Inc. 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 WWW.TERRANOVA.COM</p>			<p>JOB NO. 1862.00 DATE ISSUED 1/18/19 SHEET NO. 1 OF 9</p>																				

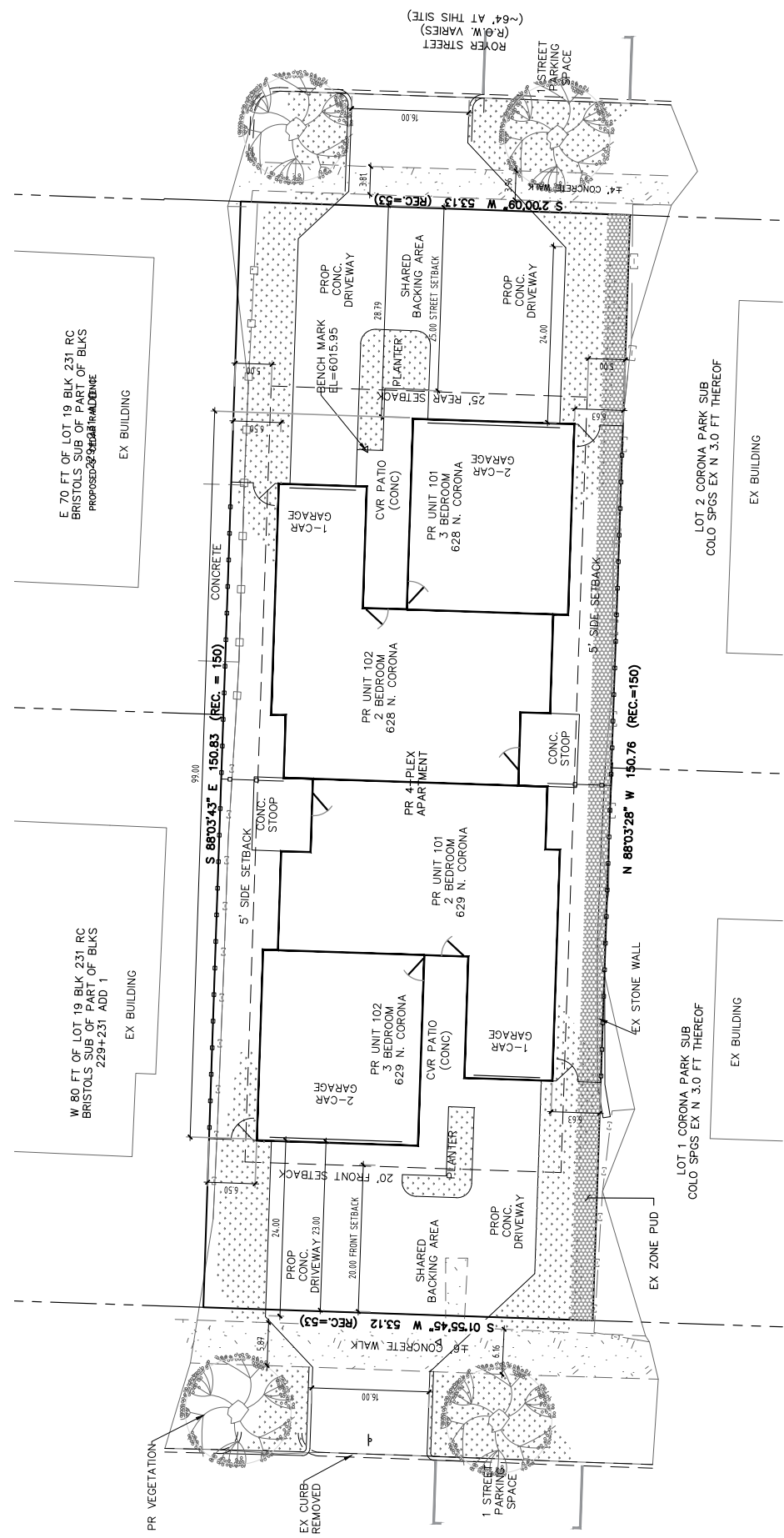
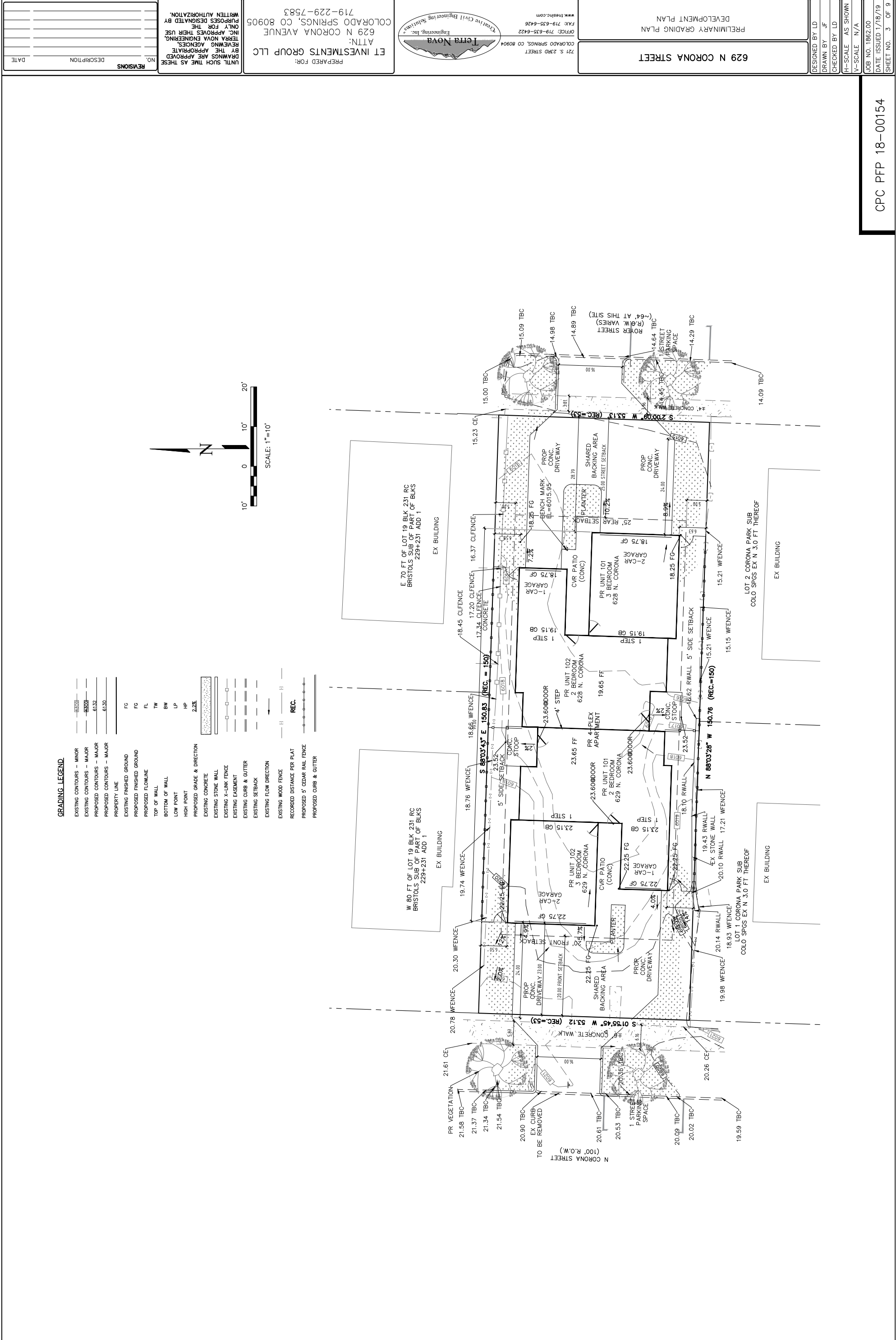


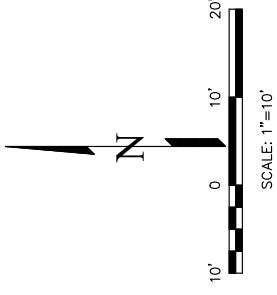
FIGURE 1

FIGURE 1



GRADING LEGEND

--- 61.00 ---	EXISTING CONTOURS - MINOR
--- 65.00 ---	EXISTING CONTOURS - MAJOR
--- 61.32 ---	PROPOSED CONTOURS - MAJOR
--- 61.30 ---	PROPOSED CONTOURS - MAJOR
---	PROPERTY LINE
---	EXISTING FINISHED GROUND
---	PROPOSED FINISHED GROUND
---	PROPOSED FLOWLINE
---	TOP OF WALL
---	BOTTOM OF WALL
---	LOW POINT
---	HIGH POINT
---	PROPOSED GRADE & DIRECTION
---	EXISTING CONCRETE
---	EXISTING STONE WALL
---	EXISTING X-LINK FENCE
---	EXISTING EASEMENT
---	EXISTING CURB & GUTTER
---	EXISTING SETBACK
---	EXISTING FLOW DIRECTION
---	EXISTING WOOD FENCE
---	RECORDED DISTANCE PER PLAT
---	PROPOSED 5' CEDAR RAIL FENCE
---	PROPOSED CURB & GUTTER



REVISIONS NO. DESCRIPTION DATE	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	PREPARED FOR: ET INVESTMENTS GROUP LLC 629 N CORONA AVENUE COLORADO SPRINGS, CO 80905 719-229-7583
DESIGNED BY LD DRAWN BY JF CHECKED BY LD H-SCALE AS SHOWN V-SCALE N/A	PRELIMINARY GRADING PLAN DEVELOPMENT PLAN 629 N CORONA STREET
JOB NO. 1862.00 DATE ISSUED 1/18/19 SHEET NO. 3 OF 9	Terra Nova Engineering, Inc. 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 WWW.TERRANOVA.COM

SEAL

NOT FOR CONSTRUCTION

DATE
12.26.2018

ISSUE:

DEVELOPMENT PLAN

REVISIONS:

04.12.2018
08.21.2018
10.16.2018
12.26.2018

PROJECT NUMBER: 18.107

OWNERSHIP OF INSTRUMENTS OF SERVICE

All drawings, reports, specifications, computer files and other data are the property of the Architect. The Architect shall retain all common law, statutory and other intellectual property rights, including the Copyright.

4-PLEX APARTMENT
629 N. CORONA AVE.
COLORADO SPRINGS, CO 80905

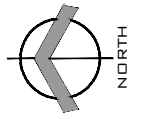
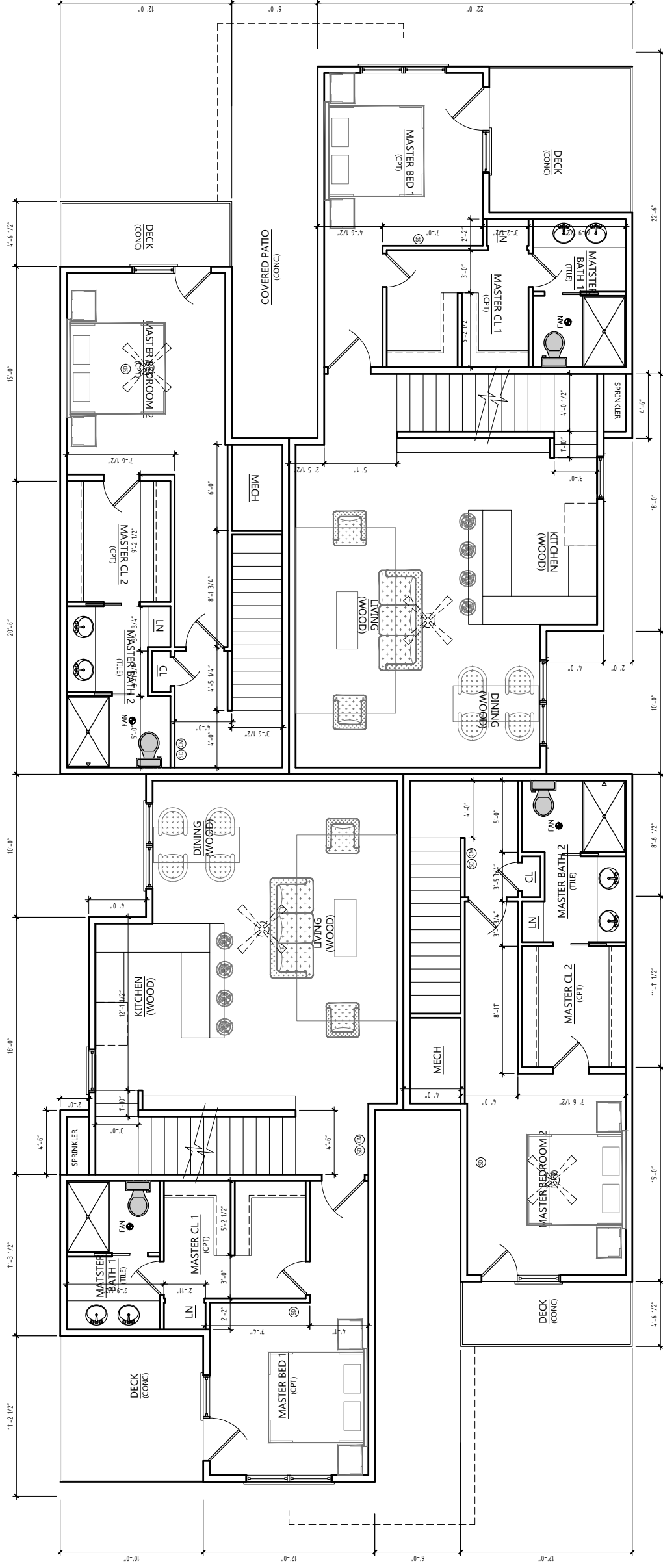


815 S. 25TH ST. #203
COLORADO SPRINGS, CO 80904
719.505.6635
WWW.308LLC.COM

SHEET

6 OF 9

CPC ZC.18-00153 CPC DP.18-00154
CPC WR.18-00155 CPC R.18-00156



FLOOR PLAN: 2ND FLOOR

SCALE: 1/4"=1'-0"

1

FIGURE 1

SEAL

NOT FOR CONSTRUCTION

DATE
12.26.2018

ISSUE:

DEVELOPMENT PLAN

REVISIONS:

04.12.2018
08.21.2018
10.16.2018
12.26.2018

PROJECT NUMBER: 18.107

OWNERSHIP OF INSTRUMENTS OF SERVICE

All drawings, specifications, computer files and other data prepared by the Architect and his/her other design professionals shall remain the property of the Architect. The Architect shall retain all copyright, statutory and other intellectual property rights.

4-PLEX APARTMENT
629 N. CORONA AVE.
COLORADO SPRINGS, CO 80905

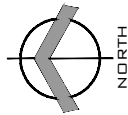
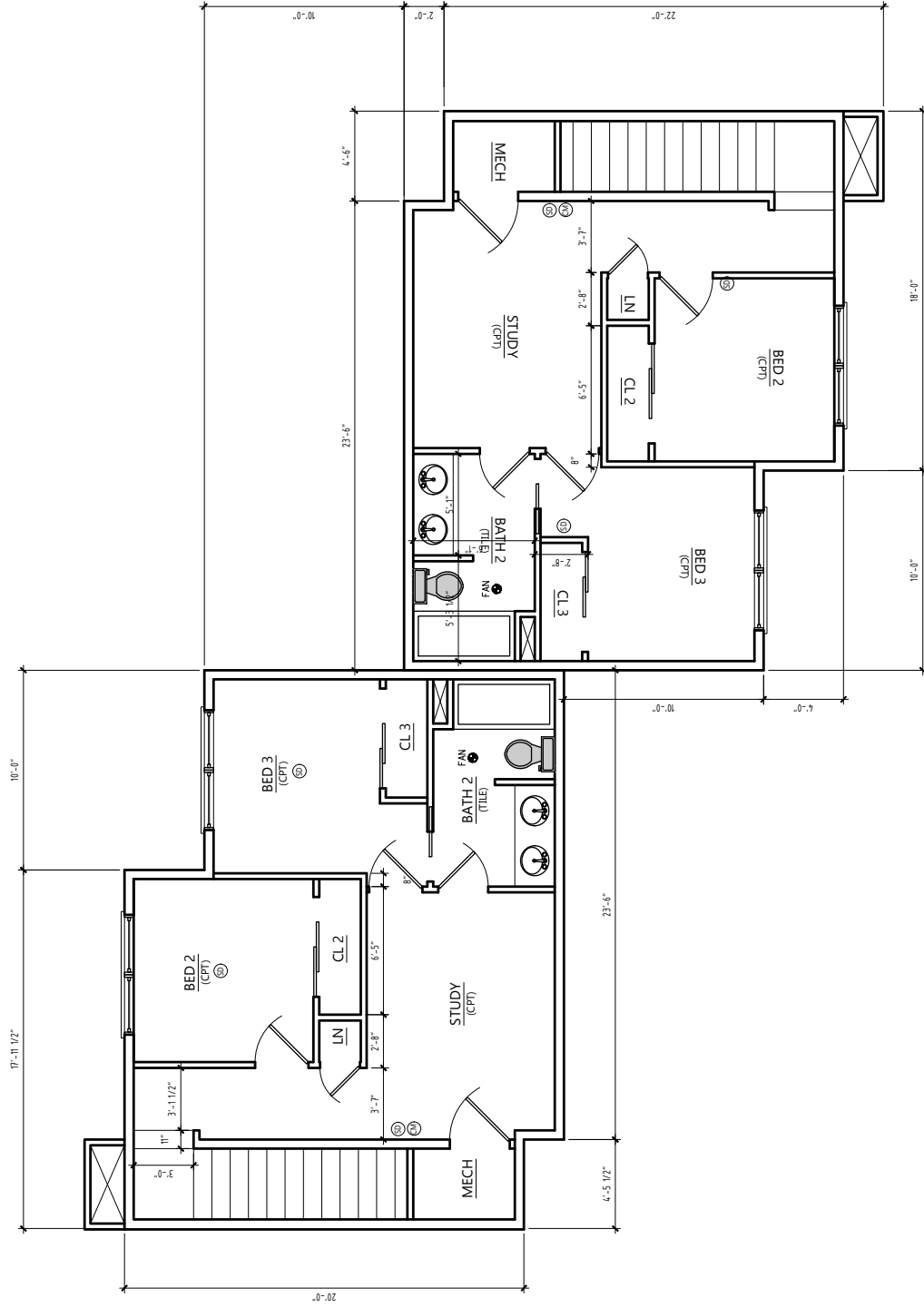


815 S. 25TH ST. #203
COLORADO SPRINGS, CO 80904
719.505.6635
WWW.308LLC.COM
ALL WORK COPYRIGHT © 2018

SHEET

7 OF 9

CPC ZC.18-00153 CPC DF.18-00154
CPC WR.18-00155 CPC R.18-00156



1 FLOOR PLAN: 3RD FLOOR

SCALE: 1/4"=1'-0"

FIGURE 1



SEAL

NOT FOR CONSTRUCTION

DATE
12.26.2018

ISSUE:
DEVELOPMENT PLAN

REVISIONS:
04.12.2018
08.21.2018
10.06.2018
12.26.2018

PROJECT NUMBER: 18.107

OWNERSHIP OF INSTRUMENTS OF SERVICE
All drawings, plans, specifications, computer files and other data shall remain the property of the Architect. The Architect shall retain all common law, statutory and other intellectual property rights, including the Copyright.

4-PLEX APARTMENT
629 N. CORONA AVE.
COLORADO SPRINGS, CO 80905



815 S. 25TH ST. #203
COLORADO SPRINGS, CO 80904
719.505.6635
WWW.308LLC.COM
ALL WORK COPYRIGHT © 2018

SHEET

8 OF 9

CPC ZC 18-00153 CPC DP 18-00154
CPC WR 18-00155 CPC R 18-00156

FIGURE 1

SEAL

NOT FOR CONSTRUCTION

DATE: 12.26.2018
ISSUE: DEVELOPMENT PLAN

REVISIONS:
04.12.2018
08.21.2018
10.06.2018
12.26.2018

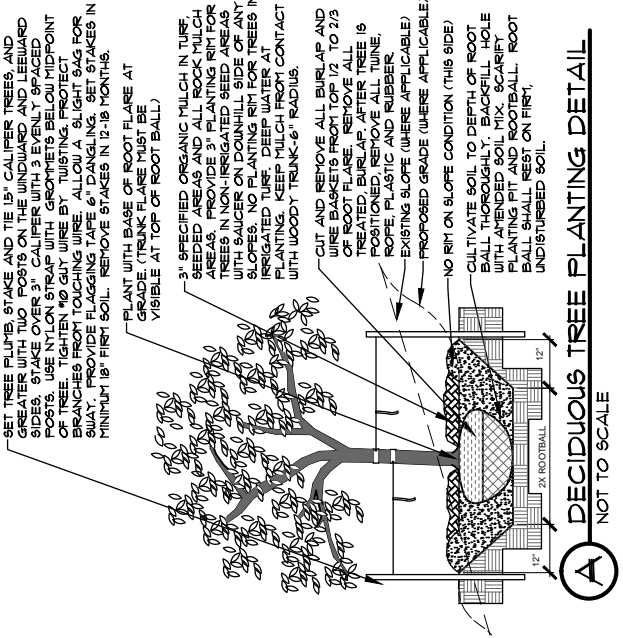
PROJECT NUMBER: 18.107
OWNERSHIP OF INSTRUMENTS OF SERVICE

All drawings, reports, plans, specifications, computer files and other data are the property of the Architect and shall remain the property of the Architect. The Architect shall retain all common law, statutory and other intellectual property rights, including the Copyright.

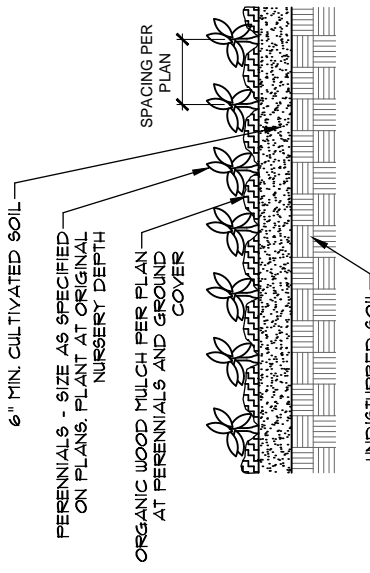


FIGURE 1

- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.
 - NO STRUCTURAL BRANCHES OR TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FULL PLANTING IF POSSIBLE.
 - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE.
 - DO NOT FERTILIZE TREE PRIOR TO THE FIRST GROWING SEASON.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

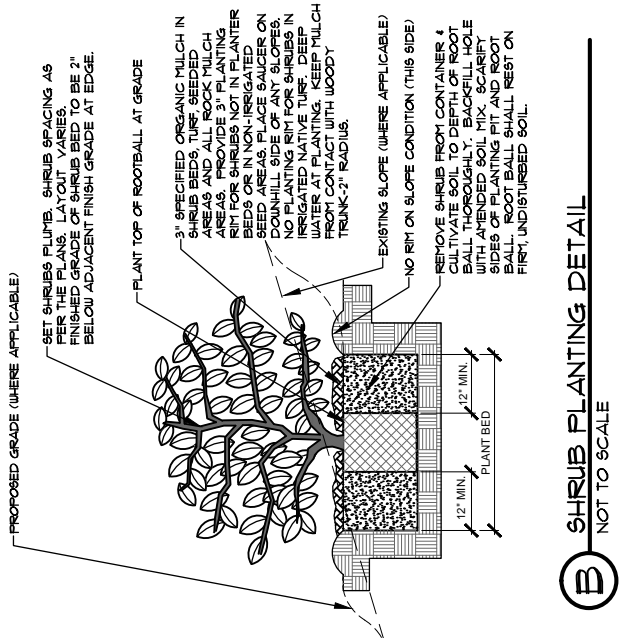


- NOTES:**
- PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE.
 - SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - APENDED BACKFILL SHALL BE 30% COMPOST AND 10% NATIVE SOIL.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.



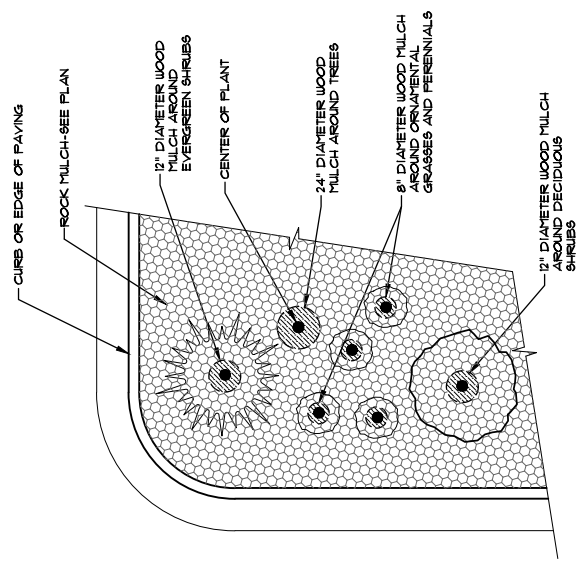
E PERENNIAL PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.
 - NO STRUCTURAL BRANCHES OR TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FULL PLANTING IF POSSIBLE.
 - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



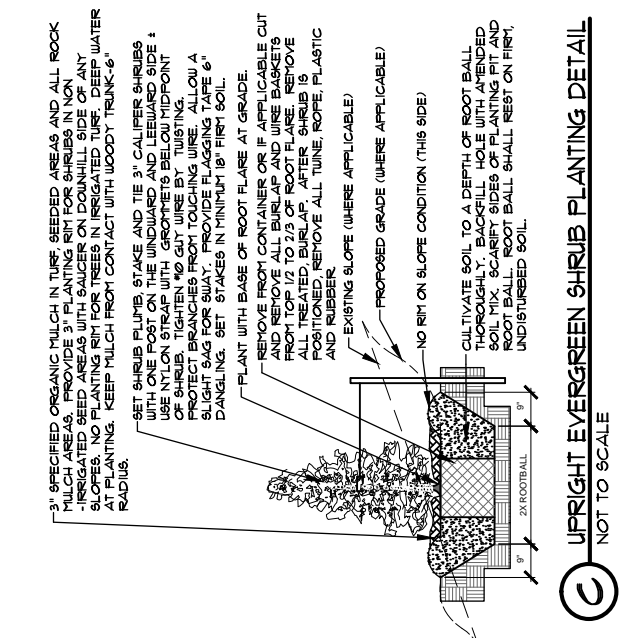
B SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES.
 - CONTRACTOR TO PROVIDE CLEARANCE RINGS AROUND PERENNIALS AND SHRUBS IN INTERIOR CURVE AND WOOD MULCH APPLIED AT 7" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESS.
 - REFERS TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS.

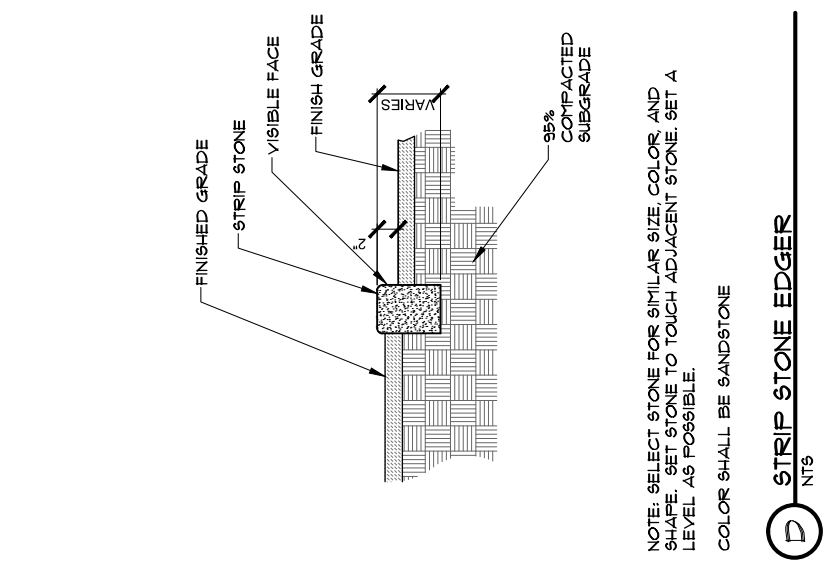


F TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE

- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FULL PLANTING IF POSSIBLE.
 - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.
 - NO STRUCTURAL BRANCHES OR TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FULL PLANTING IF POSSIBLE.
 - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



C UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



D STRIP STONE EDGER
NOT TO SCALE

HIGHER GROUND ARCHITECTURE, PLANNING & IRRIGATION DESIGN
HIGHER GROUND DESIGNS, INC.
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1648
Fax 719-268-1122



629 NORTH CORONA STREET
COLORADO SPRINGS, CO 80903
PREPARED FOR:
308 LLC,
815 S. 25TH ST. #203
COLORADO SPRINGS, CO 80904
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

CITY STAMP

JOB NUMBER 823-19

REVISIONS

NO.	DATE	DESCRIPTION
1	1-10-19	

DRAWN BY JIM

DESCRIPTION
PLANTING DETAILS

SHEET NO. **L1.4**

CITY FILE NO.

NOT FOR CONSTRUCTION

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE AT LEAST 12" FROM ANY UNDERGROUND UTILITY. ALL ELECTRICAL WELTS AND TRANSFORMERS SHALL BE KEPT CLEAR OF TREE TRUNKS. TREE TRUNKS SHALL NOT BE LOCATED WITHIN ENCLOSURES AND WITHIN 6' OF ANY WADING. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL WELTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANTING AREAS. ALL UTILITIES CROSSINGS SHALL BE KEPT CLEAR OF PLANTING. ALL ELECTRICAL CROSSINGS SHALL BE KEPT CLEAR OF PLANTING. ALL UTILITIES CROSSINGS SHALL BE KEPT CLEAR OF PLANTING. ALL UTILITIES CROSSINGS SHALL BE KEPT CLEAR OF PLANTING.

DOCUMENT NOTE

RESPECTIVE TO ANY OTHER DRAWING, THESE DRAWINGS SHALL BE CONSIDERED AS PART OF THE PROJECT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE THROUGH THE PROJECT MANAGER. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE THROUGH THE PROJECT MANAGER. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE THROUGH THE PROJECT MANAGER.

FIGURE 1